

Superior Court of California  
County of Sacramento  
New Sacramento  
Criminal Courthouse

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PROJECT FEASIBILITY REPORT

JULY 1, 2008



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

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**I. EXECUTIVE SUMMARY**

**A. Introduction**

This Project Feasibility Report for the proposed New Sacramento Criminal Courthouse for the Superior Court of California, County of Sacramento has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2009-2010*. This report documents the need for the proposed new facility, describes alternative ways to meet the underlying need, and outlines the recommended project.

**B. Statement of Project Need**

The proposed new courthouse will accomplish the following immediately needed improvements to the Superior Court and enhance its ability to serve the public:

- Relocate to the new courthouse 26 out of 44 existing criminal courtrooms in the existing Gordon D. Schaber Courthouse that are currently unsafe, substandard, and overcrowded.
- Expand court services by increasing the capacity for criminal court proceedings from 26 to 35 by providing space for 6 new judgeships from Assembly Bill (AB) 159 (Ch. 722, Statutes of 2007) and 3 from proposed Senate Bill (SB) 1150 (Corbett).
- Consolidate 5 existing facilities into either the new project or the existing Gordon D. Schaber Courthouse thereby reducing the number of facilities in downtown Sacramento serving the public from 7 to 3.
- Improve court operational efficiency, access to justice, and overall public service by subsequent consolidation of all civil court functions in the existing Gordon D. Schaber Courthouse.<sup>1</sup>

This project will provide 35 courtrooms to accommodate 26 current Judicial Equivalent Positions (JPEs)<sup>2</sup> and 9 new judgeships from AB 159 and proposed SB 1150 (Corbett). This project is estimated to cost \$542.852 million, including the cost of land, a parking structure for the net increase in new judgeships since the passage of Senate Bill 56 (Dunn), and escalation to construction midpoint. In addition to consolidating most of the criminal operations for the entire county, this project will provide consolidation of downtown functions (except for the Hall of Justice courtrooms) — including various court administrative functions, court reporters, legal research staff, and the settlement conference and law and motion functions from leased facilities—into either this project or the existing Gordon D. Schaber Courthouse. Moving most of the criminal calendars out of the Schaber facility and into the new courthouse will allow the court to maintain criminal calendars in the Schaber Courthouse in space designed to safely

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<sup>1</sup> The court intends to backfill the Schaber facility on a use-as-is basis as much as possible. When the Schaber facility transfers to the state, the court may seek facility modification funds for minor renovations to this facility as needed to improve physical and functional conditions.

<sup>2</sup> JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

support criminal proceedings, as well as free space in the Schaber facility for consolidation of noncriminal calendars. The superior court will then be reduced from 7 to 3 court locations within downtown Sacramento, allowing termination of four existing leases and the relocation of their technology support unit from a county office building. This project will greatly improve access to justice through the consolidation of court calendars and administrative functions, creating operational efficiencies and on-going savings through the elimination of annual lease costs.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in April 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch.

### **C. Options Analysis**

The AOC and court examined two facility development options to provide adequate space for court functions in Sacramento County:

- Project Option 1: Construct a new courthouse with 35 courtrooms
- Project Option 2: Renovate and expand the existing Gordon D. Schaber Courthouse

Project Option 1, construct a new courthouse with 35 courtrooms, is the recommended alternative.

In addition to evaluating project options, two methods for delivering the new facility were evaluated based upon the ability to meet programmatic needs and provide the best economic value:

- Finance/Delivery Option 1: State Financing—Design-Build Contracting
- Finance/Delivery Option 2: Performance Based Infrastructure (PBI)

Financing Option 1, State Financing—Design-Build Contracting, is the preferred option.

### **D. Recommended Option**

The recommended solution to meet the court's facilities needs in Sacramento County is to construct a new 35 courtroom courthouse on a new site. Once most of the criminal courts have moved out, 26 of the 44 courtrooms in the Schaber building will be used as courtrooms. The balance of the space will be used for court support functions. Of the 26 courtrooms to remain at Schaber, 14 will be used for criminal calendars and 12 will be used for civil functions.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 396,309 Building Gross Square Feet (BGSF). Based on a site program developed to accommodate the new facility, a site of approximately 2.5 acres is needed for the courthouse and its associated parking. This option is recommended as the most cost-effective solution for meeting the current and mid-term needs of the court.

The estimated project cost to construct the 35-courtroom courthouse using a design-build form of project delivery is \$542.852 million, without financing costs. These costs are based on

constructing a twelve-story building with a basement. The facility would be supported by a 250 space parking structure and 40 secure parking spaces at the basement level. The specific building design and plan will be dependent on the final site selected and may vary in the number of floors, provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

Preliminary project schedules have been developed assuming that funding is included in the 2009–2010 State Budget Act. This schedule is based on a design-build form of project delivery. Escalation and market conditions are estimated to be 8 percent of the total construction cost and are included in the project cost estimate. In the current schedule, the acquisition phase will occur from July 2009 to July 2011, preliminary planning will occur from August 2011 through February 2012, working drawings will be generated from February 2012 through September 2012, and construction will begin in September 2012 with completion scheduled for December 2014. Impact on the trial court and the AOC's support budgets for FY 2009–2010 will not be material. It is anticipated that this project will impact the AOC facilities operations and trial court support budgets in fiscal years beyond the current year as possible one-time and ongoing costs are incurred.

## II. STATEMENT OF PROJECT NEED

### A. Introduction

The criminal court facilities serving Sacramento County are centralized in downtown Sacramento and have significant deficiencies which adversely impact access to justice. Facilities are unsafe, substandard in size, overcrowded, and have many physical conditions which create impediments to the administration of justice. This Project Feasibility Report will provide justification for construction of 35 new criminal courtrooms in a single, secure, and physically appropriate building.

### B. Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. AB 1491 (Ch.9, Statutes of 2008) was enacted and extends the deadline for completing transfers to December 31, 2009. However, it is felt that most counties will endeavor to complete transfers prior to September 30, 2008 in order to avoid financial penalties. Transfer status for each existing facility is provided in Table 1.

TABLE 1  
Existing Sacramento Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Gordon D. Schaber Courthouse	720 9th Street	Owned	Transfer of Responsibility (TOR)	Underway
Law and Motion Civil Court	800 9th Street	Leased	TOR with Assignment of Lease	Complete
Erickson Civil Court Building	520 9th Street	Leased	TOR with Assignment of Lease	Complete
Court Reporters	800 H Street	Leased	TOR with Assignment of Lease	Complete
Budget, Finance, Analytical Services and Reengineering	901 H Street	Leased	TOR with Assignment of Lease	Complete

*Note: Only facilities directly affected by the proposed project are listed.*

### C. Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California's court facilities. The planning initiatives have gradually moved from a statewide overview to county-level master planning to project-specific planning efforts. On August 25, 2006, the Judicial Council adopted a new, simplified policy for prioritizing trial court capital-outlay projects, entitled *Prioritization Methodology for Trial Court Capital-Outlay Projects* (the methodology).

In April 2008, the council adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 152 projects are assigned based on their project score (determined by existing security,

overcrowding, physical conditions, and access to court services). All projects within each group will have the same priority for implementation. Should there be a lack of sufficient funding—within a given capital project funding cycle—to fund all qualifying Immediate Need funding group projects, further project selection will be based on additional subcriteria:

- Rating for security criterion;
- Economic opportunity; and
- Replacement or consolidation of disparate small leased or owned space that corrects operational inefficiencies for the court.

The New Sacramento Criminal Courthouse project meets the requirements of two out of three criteria as follows:

**Rating for Security Criterion:** Security ratings are based on the 2004 Review of Capital Project Prioritization rating for security. These scores range from a low of 0 to a high of 80. The New Sacramento Criminal Court project has a combined security rating of 67.

**Consolidate Disparate, Small Spaces:** This project will provide consolidation of 5 existing downtown functions and portions of the existing Gordon D. Schaber Courthouse, including various court administrative functions, court reporters, legal research staff, and the settlement conference and law and motion functions from leased facilities, into either this project or the existing Gordon D. Schaber Courthouse. Through consolidation, this project will free space in the Schaber facility for consolidation of noncriminal calendars. Upon completion of the New Sacramento Criminal Courthouse, the superior court will then be reduced from seven to three court facilities within downtown Sacramento, allowing termination of four existing leases and the relocation of the technology support unit from a county office building. This project will greatly improve access to justice through the consolidation of court calendars and administrative functions, creating operational efficiencies and on-going savings through the elimination of annual lease costs.

This project—ranked in the Immediate Need priority group in the Trial Court Five-Year Infrastructure Plan adopted by the Judicial Council in April 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch.

#### **D. Current Court Operations**

Countywide, the Superior Court of California, County of Sacramento currently operates 7 courthouse facilities and 3 administrative facilities housing administrative functions, court reporters, and technology staff. The following describes current court operations in downtown Sacramento and elsewhere in the county.

The Gordon D. Schaber Courthouse was constructed in 1965 and is located in downtown Sacramento occupying a city block bounded by 8th, 9th, G, and H Streets. It is a 44 courtroom, six-story building with a basement and contains approximately 289,000 square feet. The building serves as the main courthouse for the Superior Court and the court occupies the entire building. As described in more detail below, this building was originally constructed with only

22 courtrooms and has exceeded its capacity for many years as space has been converted into 22 additional courtrooms since 1965.

It is estimated that the Gordon D. Schaber building serves more than 1,180,000 people annually, over 80 percent of the total estimated population of Sacramento County in 2007. In FY 2005–2006, the Superior Court had total criminal filings of 294,326 and total civil filings of 103,273.

Other downtown facilities include the following:

- Civil Settlement / Law and Motion Courthouse, 800 9th Street: This is a leased facility containing one civil courtroom and settlement conference rooms which are shared by three judicial officers. Other functions at this location include law & motion and legal research. These functions would consolidate to both the Schaber building and the new project following completion of the proposed new criminal courthouse.
- Erickson Courthouse, 520 9th Street: This is a leased facility containing two civil courtrooms. These functions would consolidate to the Schaber building following completion of the proposed new criminal courthouse.
- Court Reporters, 800 H Street: This is a leased facility serving administrative office space for court reporters who work in either the Gordon D. Schaber Courthouse or the Hall of Justice. These functions would consolidate to both the Schaber building and the proposed new criminal courthouse.
- Administrative Offices, 901 H Street: This is a leased facility serving administrative office space for budgets, finance, and analytical services and reengineering departments. These functions would consolidate to either the Schaber building or the proposed new criminal courthouse.
- Office of Communications and Information Technology (OCIT), 8th and G Streets: The court's MIS functions are located in this County owned building that will not transfer. The County has agreed to continue providing this space to the court for a period of 10 years as part of the transfer agreement for the Carol Miller Justice Center. Court MIS functions are anticipated to relocate to the proposed new criminal courthouse.
- Lorenzo Patino Hall of Justice, 7th & I Streets: There are four criminal courtrooms located within the County main jail facility and are primarily used for prisoner felony arraignments. These courtrooms are unaffected by the proposed project.

In all, there are 51 total courtrooms within the downtown area to support 55 JPEs, as presented below in Table 5. Currently, 8 courtrooms are designated as criminal only and 4 courtrooms are designated as civil only. Depending upon demand, the remaining 39 courtrooms may be assigned for either criminal or civil matters.

The Superior Court of California, County of Sacramento provides court services in other areas of the county, including the following:



- Carol Miller Justice Center, Bicentennial Circle: This facility has 7 courtrooms. Calendars conducted here include traffic, small claims, and unlawful detainers.
- William R. Ridgeway Family Relations Courthouse, Power Inn Road: This facility has 15 courtrooms. Calendars conducted here include family law, family support, probate, and juvenile dependency.
- Juvenile Courthouse, Keifer Boulevard: Occupied in 2005, this facility has 6 courtrooms. It is co-located with the County Juvenile Hall and handles all juvenile delinquency cases.

### Multiple Defendant and Jury Trials

The Superior Court is experiencing an increase in the number of multiple defendant and jury trials conducted in the county. In cases where multiple defendants are charged with the same crime, one trial is conducted with multiple defendants, juries, and respective counsel present in the courtroom at one time. Courtrooms are temporarily retrofitted to accommodate the seating needs.

In 2007, Sacramento Superior Court heard 11 double jury case trials and 3 triple jury case trials. In the first quarter of 2008, 6 double jury case trials and 2 triple jury case trials were heard. Based on this, the number of double jury trials is expected to be at least 24 in 2008, an increase of 13 trials over 2007 or 118 percent. The number of triple jury trials is expected to be at least 8, or an increase of 5 over 2007 or 166 percent. The current courtrooms lack space to accommodate more than one set of jurors and the Superior Court has had to find creative ways to accommodate seating and improve sightlines for the additional jurors. For double jury panels, the fixed audience seating is removed on one side and raised platforms with temporary seating are used to elevate the second set of jurors. For triple jury trials, the fixed audience seating on both sides of the courtroom is removed. The space program for the new courthouse includes two large courtrooms to better accommodate multiple defendant and jury trials.

## E. Demographic Analysis

Sacramento County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley. The county is bordered by Contra Costa and San Joaquin Counties on the south, Amador and El Dorado Counties on the east, Placer and Sutter Counties on the north, and Yolo and Solano Counties on the west. Sacramento County extends from the low delta lands between the Sacramento and San Joaquin rivers north to about ten miles beyond the State Capitol and east to the foothills of the Sierra Nevada Mountains.

Sacramento County was incorporated in 1850 as one of the original 27 counties of the State of California. The County's largest city, the City of Sacramento, is the seat of government for the State of California and also serves as the county seat. Other incorporated cities within the county include Folsom, Rancho Cordova, Citrus Heights, Elk Grove, Isleton, and Galt.

Per the Department of Finance, Sacramento County is the eighth most populous county in the State. Currently, 60 percent of the population lives in the county's seven incorporated cities.

### City/County Population Estimates with Annual Percent Change January 1, 2006 and 2007

State/County/City	Total Population		Percent Change
	1/1/2006	1/1/2007	
<b>SACRAMENTO</b>	1,387,771	1,406,804	1.4
CITRUS HEIGHTS	87,018	87,017	0.0
ELK GROVE	131,081	136,318	4.0
FOLSOM	69,544	70,835	1.9
GALT	23,017	23,469	2.0
ISLETON	814	815	0.1
RANCHO CORDOVA	56,470	59,056	4.6
SACRAMENTO	458,001	467,343	2.0
UNINCORPORATED AREA	561,826	561,951	0.0

The population of Sacramento County is projected to grow substantially over the next forty two years, from 1,233,549 in 2000 to 2,176,508 in 2050, representing an increase of 76 percent. Table 2 summarizes the population projections through the year 2050.

TABLE 2  
Population Projections in Ten-Year Increments for Sacramento County, 2000 to 2050

	2000	2010	2020	2030	2040	2050
Total County Population	1,233,575	1,451,866	1,622,306	1,803,872	1,989,221	2,176,508

Source: State of California, Department of Finance, *Population Projections for California and Its Counties 2000-2050*, Sacramento, California, July 2007.

## F. Judicial Projections

Current and projected JPEs determine the number of current and future courtrooms needed by each court. Projected JPEs are determined by the *Update of the Judicial Workload Assessment and New Methodology for Selecting Courts with Subordinate Judicial Officers for Conversion to Judgeships* as submitted to the Judicial Council in February 2007.

The assessment project provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. On February 23, 2007, the Judicial Council approved an updated workload assessment identifying 361 currently-needed new judgeships. Of these 361 currently-needed new judgeships, the first 50 were authorized for funding in FY 2006–2007 by SB 56 (Ch. 722, Statutes of 2007), the second 50 were submitted in FY 2007–2008 for legislative approval AB 159 still to be authorized for funding), and the last 50 are proposed in SB 1150 (Corbett).<sup>3</sup>

Table 3 provides information used to determine the near-term need for this project, including the current JPEs assigned to criminal calendars, and future assignments of criminal court judges from AB 159 new judgeships, and the proposed SB 1150 (Corbett) new judgeships. The upcoming fiscal years allocations are based on the update to the assessment project approved by the council in February 2007.

TABLE 3  
Current and Projected JPEs (Including Proposed New Judgeships)  
Basis for Proposed New Criminal Courthouse

Location	Current JPEs	AB 159	Proposed SB 1150	Future Growth	Total JPEs	Basis for Proposed Project
New Sacramento Criminal Courthouse.....	26	6	3	6	41	35
Countywide .....	82.8	6	5	24	117.8	

<sup>3</sup> The remaining 211 new judgeships identified as a current need per the updated workload assessment are on hold pending future legislative action.

Because funding is only available for current need plus the new judgeships, no future growth courtrooms are included in this project. Sacramento is expected to receive 24 new judgeships from the next 211 future JPEs. Of these, 6 future JPEs may be assigned to criminal calendars and 18 future JPEs to civil calendars. Table 5 below presents how the current and projected JPEs in downtown Sacramento for both criminal and civil courtrooms will be assigned to the downtown Sacramento court facilities to remain in use after the new courthouse is completed.

## G. Existing Facilities

This project will provide consolidation of 5 existing downtown locations and portions of the existing Gordon D. Schaber Courthouse, including various court administrative functions, court reporters, legal research staff, and the settlement conference and law and motion functions. Consolidation will occur from leased facilities, into either the proposed new courthouse or the existing Gordon D. Schaber Courthouse. Additionally, this project will free space in the Schaber building for consolidation of noncriminal calendars and expansion of existing court support functions that are now severely overcrowded. A summary of all the facilities affected by construction of the proposed new criminal courthouse is shown below in Table 4.

TABLE 4  
Criminal and Civil Court Facilities in Downtown Sacramento  
Affected by Construction of Proposed Criminal Courthouse

Facility	Location	Number of Existing Courtrooms Affected by This Project	Departmental Square Footage Consolidating to the New Project	Departmental Square Footage Consolidating to Gordon D. Schaber	Court Space as a Percentage of Total Building Square Footage
Gordon D. Schaber Courthouse .....	720 9th St.	26	89,505	0	100%
Civil Settlement/Law & Motion.....	800 9th St.	1	5,296	15,889	100%
Erickson Courthouse .....	520 9th St.	2	0	8,284	100%
Budget, Finance, HR, Payroll .....	901 H St.	0	7,220	0	100%
Court Reporters.....	800 8th St.	0	5,788	3,700	100%
OCIT (Information Technology).....	799 G St.	0	5,327	0	3%
<b>Total Existing Courtrooms and DGSF .....</b>		<b>29</b>	<b>113,136</b>	<b>27,873</b>	

Of the 44 existing courtrooms in the Gordon D. Schaber building, 26 will be relocated to the proposed new courthouse. Once these criminal courts have moved, 26 of the most appropriately sized and supported existing courtrooms in the Schaber building will remain in use as courtrooms. The existing building is 289,000 BGSF and it will house 26 courtrooms. This will result in an average of approximately 11,115 BGSF per courtroom, which meets current standards for new courthouses. These 26 courtrooms will be used for the following:

- 18 existing JPEs/calendars at the Schaber Courthouse remain;

- Three JPEs/calendars are relocated from leased space;
- Four courtrooms are allocated to four existing JPEs now located in either the Schaber Courthouse or Civil Settlement/Law & Motion leased facility that currently have no permanently assigned courtroom; and
- One courtroom is allocated to a proposed SB 1150 new judgeship for civil calendars.

Based on an analysis of the criminal court functions to be moved out of from the Schaber Courthouse into the new courthouse, approximately 89,500 Departmental Gross Square Feet (DGSF) will become available in the Schaber Courthouse for expansion of currently overcrowded criminal court functions that will support the 14 criminal calendars to remain and consolidation of all civil court operations. This space as identified by the court includes the areas dedicated to support courtrooms, including chambers, jury rooms, clerk's offices, and a variety of operational and administrative support space.

The court and the AOC have studied the reuse of the Schaber Courthouse for near term planning purposes and developed a space program for the 89,500 DGSF that will be vacated after the new courthouse is occupied. The functions remaining in the Schaber Courthouse do not have adequate space to function properly. The existing leased facilities are undersized for their current functions. The space program for the area to be vacated in Schaber includes the 27,900 square feet of overcrowded space consolidating from leased facilities. The area vacated will provide the opportunity to appropriately reallocate space more consistent with current standards for both the criminal and civil functions that will remain in Schaber and the civil functions that will move into Schaber.

Functions to be consolidated and augmented by moving into the Schaber Courthouse include the following: court reporters, alternate court clerks and court attendants, legal research staff, interpreter, jury services, accounting for operational support, electronic recording, civil division, civil law and motion, civil settlement conference, civil self-help center, and MIS development and training.

Table 5 presents the current and proposed JPEs as related to the current and proposed number of courtrooms in downtown Sacramento.

Table 5  
JPEs and Courtrooms by Downtown Location (Civil & Criminal)

Facility	Current JPEs	Current Courtrooms	JPEs Including AB 159 and Proposed SB 1150	Proposed Courtrooms
Gordon D. Schaber Courthouse	46	44	26	26
Civil Settlement/Law & Motion	3	1	0	0
Erickson Courthouse	2	2	0	0
Hall of Justice	4	4	4	4
Proposed New Criminal Courthouse	0	0	35	35
<b>Total</b>	<b>55</b>	<b>51</b>	<b>65</b>	<b>65</b>

Currently, the criminal and civil courts in downtown Sacramento are operating with only 51 courtrooms and 55 JPEs. The current JPEs shown in Table 3 include one SB 56 new judgeship assigned to a criminal calendar. The Civil Settlement/Law & Motion calendars include one assigned JPEs who conducts settlement conferences and two JPEs that share one courtroom. These two judges split the caseload into morning and afternoon sessions.

The new project will increase the capacity of the civil settlement/law and motion proceedings and therefore improve the civil division's overall case processing by increasing courtroom capacity in the Gordon D. Schaber Courthouse. The number of new judgeships in the proposed new criminal courthouse includes a total of 9 JPEs from AB 159 and proposed SB 1150. One new judgeship from proposed SB 1150 will be assigned to a civil calendar in the Gordon D. Schaber Courthouse.

The departmental square footage occupied by the court listed in Table 4 is the amount of square footage planned to consolidate to either the new courthouse or back into the Gordon D. Schaber Courthouse. The existing square footage of space that correlates to the occupancies and functions relocating to the new project is 113,136. The square footage required for the new 35 courtroom project is 270,189 Departmental Gross Square Feet (DGSF) or 396,609 Building Gross Square Feet (BGSF) as determined by the detailed space program, which is presented in Appendix C of the Project Feasibility Report. This represents a shortfall of 157,053 DGSF to meet the current and near-term needs of the court

The Schaber courthouse was not originally intended to house 44 courtrooms, but like many courthouses in California, courtrooms have been added within the building to meet service demand. The Schaber building was originally constructed in 1965 to house 22 courtrooms handling a full range of calendars including criminal, civil, family law, probate, small claims, traffic and unlawful detainer. Courtrooms were located on the 2nd, 3rd, and 4th floors, and the north half of the 5th floor. As Sacramento County grew, so did the demand on court services. Certain functions—family law, traffic, juvenile delinquency, juvenile dependency, and unlawful detainers—were relocated to other newly constructed and leased facilities to make room in the Schaber building for the growing demand for more criminal and civil calendars. Over the years, courtrooms have also been added to the remaining portion of the 5th floor as well on the 6th floor. The 6th floor was not originally designed to accommodate courtrooms, but was later built out with 4 courtrooms to accommodate growth. Prisoner movement to these floors occurs via stairs as the incustody elevator does not extend past the fourth floor. Twenty-two courtrooms have been added to the building since 1965. Now, the 44 courtroom facility houses only criminal and civil calendars in addition to court administrative functions. As indicated above, the Schaber building is 289,000 BGSF and after the new courthouse is completed, it will house 26 courtrooms, resulting in an average of approximately 11,115 BGSF per courtroom, which meets current standards for new courthouses and is an improvement over the 6,568 BGSF per courtroom currently provided.

The existing facilities to be affected by the proposed new courthouse contain numerous deficiencies relative to safety, access and efficiency, security, and Americans with Disabilities Act (ADA) accessibility which creates impediments to the administration of justice. Specific issues with the existing facilities are summarized below:

## **Gordon D. Schaber Courthouse**

### **Security**

- The building does not have separate and secure judicial/staff elevators. Judges and staff must use the public elevators thereby compromising security.
- The facility does not have separate and secure corridors for prisoner movement. The third, fourth and fifth floors have a non-public corridor that extends around the exterior wall of the building. This corridor is used by judges, staff, and prisoners being escorted into court.
- Due to the location of the prisoner elevator on the west side of the building, and the lack of secured corridors to the east side of the building, prisoners must be escorted across public corridors.
- The prisoner elevator does not extend past the fourth floor. To access courtrooms located on the fifth floor, prisoners are escorted up one flight of stairs in a non-secured area. To access courtrooms located on the sixth floor, public elevators and public corridors must be utilized.
- There are substantial security risks by not having dedicated, secured corridors and elevators. Since December 2007, two prisoners have escaped utilizing the public corridors to access the emergency exit stairwells.
- Only 5 existing courtrooms provide appropriate safe and secure separation of prisoner movement from judicial officers, staff, and the general public.

### **Inadequate Court Holding Facilities**

- On average, this facility receives 126 prisoners on a typical standard weekday. After a court holiday, the number increases to approximately 165. Central holding is located on the second floor. Separation cells are limited and small, making segregating gang members, combative inmates, men/women, juveniles/adults, and inmates that are in protective custody extremely challenging. In addition, because of the close proximity of Folsom State Prison, State prisoners must be kept separate from county jail inmates, and this puts further strain on the limited number of holding cells in the facility. All holding cells experience overcrowded conditions which result in unsafe conditions for the prisoners and court security personnel.
- The facility provides only two secured attorney/client interview rooms for up to 126-165 prisoners, each of whom may require a confidential discussion with their attorney. These interview rooms are frequently used as separation cells requiring attorneys to meet and confer with their clients in the courtroom.

- There is one holding cell located on the fourth floor near the criminal courtrooms with a capacity of 4 prisoners. However, this cell is too small to support the 22 courtrooms competing for its use. During recesses, most prisoners must be escorted back to the second floor courthouse holding area resulting in delays to court proceedings.

Figure 1  
Male Group Holding Cell in North Tank



Figure 2  
Separation Cell in North Tank for Females





### Substandard Courtrooms

- The average size of the trial courtrooms is 1,100 square feet and most are less than 30 feet wide. Current standards call for 1,600 square feet to 2,400 square feet per courtroom. Existing courtrooms are severely undersized for multiple defendant and multiple jury trials. Courtrooms are temporarily retrofitted to accommodate all juries, attorneys, litigants, and interpreters.

Figure 3

Undersized Courtrooms Cannot Adequately Accommodate Large Trials



Figure 4

Audience Seating Removed and Replaced with Make-Shift Jury Box



**Overcrowded Jury Assembly Areas**

- The current jury assembly room has a maximum occupancy level of 147 people and is inadequate to handle the daily average of 307 new jurors reporting for service. The Court has had as many as 504 new jurors report for jury service on a single day. Cases involving multi-jury trials exacerbate the situation.

Figure 5  
Jury Assembly Room



- The court installed 140 additional chairs and a public address system in an open mezzanine to accommodate the overflow of jurors. The mezzanine is adjacent to the court's high-volume criminal courtrooms and the space is very noisy making it difficult for jurors to hear important announcements.

Figure 6  
Overflow Jury Seating in Open Mezzanine



- Even with the additional mezzanine seating, the total number of combined seating amounts to 286. When seating within the mezzanine fills up, jurors must share the hallway seating with out-of-custody criminal defendants waiting for their court appearances. Even this seating is inadequate at times causing jurors to stand for long periods of time.
- On many occasions fire prevention inspectors have reprimanded the court for the overcrowded conditions in the jury assembly areas. Jurors reporting for service are forced to endure an uncomfortable environment that is cramped, stuffy, and noisy.

### **Overcrowded Public Areas**

- Approximately 4,500 people a day enter the Gordon D. Schaber Sacramento County Courthouse.
- The entrance lobbies on both the east and west sides of the building are small with minimal queuing areas. Most people entering the building queue outdoors. Each space only accommodates one entrance screening station which causes long lines at each entrance. On a typical morning it takes 10 minutes to get through the entrance screening stations.

- The courtrooms on floors three through six are similarly configured. The public corridors are narrow and do not provide adequate waiting areas for the number of jurors, family members of the accused and/or victim(s), and witnesses appearing for these trials.
- Witnesses and family members share the same waiting areas as jurors. Because space is so limited, they frequently sit or stand right next to each other. Comingling of jurors and other trial participants in undersized hallways has caused mistrials when jurors have inadvertently overheard comments made by family members of the accused.

Figure 7  
Typical Overcrowded Public Corridor and Courtroom Waiting Areas



- The long lines to enter the building cause delays in commencing jury trials and other court hearings.

**Figure 8**  
**Public Entrance on 8th Street**



### **Overcrowded Clerical Work Areas**

- Due to lack of space, supply items that would normally be kept in a storage room, are stockpiled in staff areas and infringe upon work spaces.

**Figure 9**  
**Staff Work Area – 1<sup>st</sup> Floor Business Services Center**



- Due to lack of space, departmental circulation paths are typically occupied by carts and other items creating inefficiencies and unsafe conditions.

Figure 10  
Staff Circulation Path – 1<sup>st</sup> Floor Civil Records



### **Accessibility**

- Of the 44 courtrooms in the Gordon D. Schaber building, only one courtroom is fully ADA compliant.
- The 9th Street front entrance to the building is off of a large elevated plaza which is not ADA compliant. Handicapped access is restricted to the 8th Street rear entrance which is located directly opposite the main entrance on the west side of the block.
- The civil and criminal public counters on the north and south sides of the building are too high and are not ADA compliant.
- The walkway between the public counter on the south side of the building is too narrow to accommodate a wheelchair thereby preventing access to staff areas and services behind the counter.

### **Unreliable and Inadequate Number of Public Elevators**

- The court has only five elevators with one dedicated to prisoner movement.
- The remaining four elevators are used to move freight, staff, judges, files, exhibits, and the public. On average, 4,500 visitors a day compete for elevator usage. The county's elevator service expert and public work's elevator consultant have stated that at least six



elevators are needed just to support the volume of visitors (public only) the court receives on a daily basis.

- In addition to creating overcrowded conditions in the public elevator lobbies, during peak usage times, it can take on average 6-10 minutes to catch an elevator causing significant inefficiencies, inconvenience, and a great deal of frustration for all court users and staff.
- Over the last 12-18 months, the performance of these elevators has rapidly deteriorated resulting in numerous stoppages and unsafe conditions. On numerous occasions elevators have stopped, trapping people between floors. On one occasion the elevator was “dropping and rising erratically” which caused a visitor various physical problems.
- The elevator control equipment is an “early vintage design” and many replacement parts are no longer being manufactured. When a component fails it is sent back to the factory and repaired causing the elevator to be down for weeks at a time.
- At least one of the four public elevators is out-of-service approximately 50 percent of the time.

#### **Other Building Deficiencies**

- The building has a seismic rating of Level V.
- The building has no automatic fire detection system with the exception of a smoke detector in the elevator lobby and a duct detector in the HVAC return air system. Due to lack of detection, a fire in 2003 caused extensive water damage. The fire occurred on a non-working day and the HVAC system was shut down, as is normal practice to minimize energy costs. Estimated on-going costs would increase by \$298,000 per year to run the fans continuously.
- Only the basement and first floor are equipped with an automatic fire sprinkler system. If a fire occurred on floors two through six, the potential for loss of life and property would be catastrophic.
- The emergency generator, transformers, and other major building components are located in the basement. In the event of flooding, systems would be compromised.

- During extremely wet winters when the water table is saturated, water seeps into the elevator shafts and judicial basement parking garage. The elevators must be shut down to allow the water too be pumped out, which adversely affects the movement of people within the building.

Figure 11  
Water Seeping Into Elevator Shaft



Figure 12  
Water Seeping Into Judicial Parking Garage





### III. OPTIONS ANALYSIS

#### A. Introduction

The purpose of this section is to compare potential options for construction and financing of court facilities in Sacramento for the Superior Court.

#### B. Project Options

The AOC and the court examined two facility development options to provide adequate space for court functions in Sacramento County:

- Project Option 1: Construct a new courthouse on a new site with 35 courtrooms
- Project Option 2: Renovate and expand the existing Gordon D. Schaber Courthouse

These options are evaluated based on their ability to provide the space required at good economic value to the state.

#### **Project Option 1: Construction of a New Courthouse with 35 Courtrooms**

In this option, a building of approximately 396,609 gross square feet would be constructed on a new site with 35 courtrooms and associated support space. The existing courthouse and downtown leased facilities will remain in use until completion of the new courthouse. Once the new courthouse is completed, the existing Gordon D. Schaber building would ideally be renovated for courthouse criminal and non-criminal use.

The total cost of Project Option 1 is \$ 542.852 million not including financing costs.

#### **Pros:**

- Moves 26 criminal courtrooms located in an unsafe, substandard, overcrowded, and physically deficient facility into a new criminal courthouse.
- Allows for consolidation of non-criminal functions in the Gordon D. Schaber Courthouse.

#### **Project Option 2: Renovate and Expand the Existing Gordon D. Schaber Courthouse**

In this option, the existing 44 courtrooms would be renovated to provide 26 adequate courtrooms plus additional support space. A total of 14 criminal courtrooms and 12 civil courtrooms would be provided. Expansion would include construction of a new 35 courtroom tower adjacent to the existing building in the plaza area fronting 9th street. Square footage of the addition would be comparable to the square footage presented under Option 1 for the new building.

The option to renovate and expand is cost prohibitive for several reasons. Additionally, this option creates significant and unavoidable impacts on the existing court operations. Such impacts are unacceptable and cannot be mitigated. For these reasons, Project Option 2 is infeasible.

First, this option is more expensive than Option 1 because in this option the entire Schaber Courthouse would be renovated to functionally coordinate with the new tower to be built on site. Renovations to link the Schaber Courthouse to the new tower will trigger a variety of building system renovations, and, at a minimum, the following improvements would be required to renovate the Schaber Courthouse:

- Full seismic upgrade to reduce the seismic risk level from its current Level V rating to an acceptable rating of Level IV or better;
- Installation of a fire sprinkler system and automatic detection system;
- Full ADA upgrade;
- Upgrade of existing elevators;
- Eliminate water infiltration in the basement; and
- Conversion of approximately 89,500 square feet of space to accommodate judicial, court and building support functions for 26 courtrooms to remain in use.

Secondly, Option 2 is more expensive than Option 1 because all or a portion of the Schaber Courthouse would need to be vacated, which would require leasing and improving space for criminal court proceedings and court support space. Leasing court space is costly and these expenses for temporary space would not be recoverable.

In addition to these cost issues, the plaza site itself presents many constraints and is not considered a viable location for an expansion to the Schaber Courthouse. The plaza is elevated from adjacent streets to allow for basement level parking for the courthouse. Construction on the plaza would create unacceptable impacts on court security by eliminating vehicular access to the sally port and judge's parking during construction. These impacts, and others, are more particularly described below in the Pros and Cons section.

While a detailed cost estimate was not prepared for this option, it is likely that any cost savings realized by not needing to acquire additional property, in comparison to Option 1, would be lost in added construction costs due to site constraints, the cost of fully renovating the Schaber Courthouse, and the cost of leasing and improving temporary space for some portion of the court during renovation of the Schaber Courthouse.

**Pros:**

- Co-locating court facilities on one site creates operational efficiencies.

**Cons:**

- This option is more expensive than Option 1 due to the full renovation of the Schaber Courthouse in addition to the construction of a 35-courtroom courthouse.
- Court operations would be greatly disrupted due to the relocation of court services into additional leased facilities to allow for renovation of the existing courthouse. In addition, it will be very difficult—if not impossible—to find adequate lease space in downtown Sacramento with enough area to house the main functions of the court.

- This option would incur additional costs as swing space to temporarily house the court will be required for the duration of construction. Leasing space for court facilities is relatively expensive due to the need to construct holding cells for criminal proceedings. All leasing and tenant improvement costs are non-recoverable to the State.
- This option would incur double the amount of moving costs to relocate the court to swing space before construction starts and then move again into the renovated and expanded facilities.
- Construction of a new tower building on the plaza would adversely impact court operations during construction. Impacts include the following:
  - The existing sally port and secured judicial parking would be lost during construction. There would be no feasible, secure method to transport prisoners to and from the Schaber Courthouse.
  - Judges would be forced to park in public parking lots within walking distance to the Schaber Courthouse. Unacceptable security issues would result.
  - The east entrance to the Schaber Courthouse would be lost during construction. Code issues may preclude elimination of this existing exit.
  - Construction noise would adversely affect the conduct of court proceedings.
- Due to the size of the plaza, site constraints would dictate a tower building. Excessive building height may create environmental and aesthetic concerns for surrounding properties and residents.
- The amount of natural light entering the north side of the existing Gordon D. Schaber building would be substantially reduced due to the proximity and height of the tower expansion building.
- Construction costs may be significantly higher for Option 2 expansion due to the potential building height and type, proximity to the existing building, and physical constraints of constructing on a small site.
- Utilizing the plaza for a new building eliminates existing public urban open space, an area which is highly valued by the court and the general public.
- A high water table on the south side of the property may cause additional construction issues.

### **C. Recommended Project Options**

The recommended option is Option 1. This option provides the best solution for the current court operations at the county's population center in and near the City of Sacramento.

For Option 1, the proposed new courthouse will accomplish the following immediately needed improvements to the Superior Court and enhance its ability to serve the public:

- Relocate to the new courthouse 26 out of 44 existing criminal courtrooms in the existing Gordon D. Schaber Courthouse that are currently unsafe, substandard, and overcrowded.
- Expand court services by increasing the capacity for criminal court proceedings from 26 to 35 by providing space for 9 new judgeships from AB 159 and the from proposed SB 1150 (Corbett).
- Consolidate 5 existing facilities into either the new project or the existing Gordon D. Schaber Courthouse thereby reducing the number of facilities in downtown Sacramento serving the public from 7 to 3.
- Improve court operational efficiency, access to justice, and overall public service by future consolidation of all civil court functions in the existing Gordon D. Schaber Courthouse.

#### **D. Finance/Delivery Options**

In addition to the project options, two financial/project delivery alternatives for delivering a new facility were considered based on ability to meet the programmatic requirements and provide economic value.

- Finance/Delivery Option 1: State Financing—Design-Build Contracting
- Finance/Delivery Option 2: Performance Based Infrastructure (PBI)

These options are considered based on their short and long-term cost to the state and ability to support AOC objectives for implementing as many capital-outlay projects as possible with limited funds. The costs, advantages, and disadvantages of each option are described below. Each option will ultimately result in the state owning the real estate asset, and will provide a new court facility that meets the needs of the court and is appropriately sited to meet the requirements of both the state and the local community.

#### **Finance/Delivery Option 1: State Financing—Design/Build Contract for the Development and Delivery of a New Courthouse**

This alternative provides the new facility by contracting with a firm for the design and construction of the new courthouse.

In this option, the state would select and purchase a site. The state would contract with a design team to create, at minimum, a set of project criteria to include bridging documents, performance specifications and a detailed building program. Once the building criteria are set, the state would then select and enter into contract with a single firm for design and construction. The state will fund the project and the selected contractor will manage the design and construction of the new facility according to AOC specifications.

In this alternative the state would pay directly for site acquisition, preliminary plans, and working drawings phases. The construction phase would then be financed with state tax-exempt financing.

**Pros:**

- The majority of the costs to the state—the cost of the construction phase—are distributed over 30 years; amortizing the cost of the new courthouse.
- Having the contractor on board at the onset will save time in the project schedule. The design/build process typically is completed in a shorter period of time, which results in cost savings.
- This option provides the opportunity to financially review the project throughout the design process. The contractor will be an active team member beginning in the preliminary plans phase and available to assist the design team in careful evaluation of the cost impact of design decisions.
- The design team is a part of the contractor's team, eliminating the potential for disagreements on the design as the project moves into the construction phase.
- The mechanical, electrical, and plumbing final design can be provided by the subcontractors, which further eliminate potential disagreements and conflicts once construction begins. These subcontractors can assist in the same financial review process described above.
- The overall total development cost is lower than the PBI option because the state can borrow money at a lower interest rate than a private developer can.

**Cons:**

- The state assumes essentially all risks associated with developing the project.
- Outside peer review typically is not provided on a design/build project; however, OCCM staff has the expertise to provide this service in-house or an outside firm could be hired to perform this service.
- The state assumes all direct responsibility and risks associated with operating and maintaining the building.

**Finance/Delivery Option 2: Enter into a Performance Based Infrastructure (PBI)  
Agreement for Delivery and Operation of a New Courthouse**

In this option, the state would enter into an agreement with a private sector special purpose entity (PBI developer) to design, build, finance, operate and maintain the court facility for a specific term. The state would own the land and building from the outset and would enter into a service agreement with the PBI developer to design, build, finance, operate and maintain the facility.

This option provides the state an opportunity to receive a new, modern court facility in an expedited fashion with minimal initial capital costs. The total cost of the project is distributed over the term of the agreement, during which time the state would make annual service payments covering the initial development and on-going operational costs. The PBI developer could also include non-court space in the facility, which could be used in the future by the court for expansion.

The AOC would perform a financial analysis of the project to determine if a positive value to the State would result using a PBI approach. Only after such a value-for-money was demonstrated would the Administrative Office of the Courts proceed with such an approach. Performance Based Infrastructure costs could not be estimated at this time. The annual service payment will be subject to negotiations as part of the PBI agreement.

**Pros:**

- A Performance Based Infrastructure approach shares the investment, risk, responsibility, and rewards of the proposed project between government and private sector participants. Many risks are transferred over the life of the service agreement to the PBI developer, which is better able to mitigate such risks than the state.
- Components are bundled (design, construction, financing, operation and maintenance) resulting in integrated, efficient service delivery. The PBI developer is the single point of contact for the procurement and delivery of all services under the agreement.
- Performance Based Infrastructure integrates the costs of maintenance with performance requirements over the lifetime of the building. The service agreement payments would be conditioned on the building performance meeting certain operational standards.
- Shifting long-term operations and maintenance responsibilities to the PBI developer creates incentive to ensure initial construction quality and durability as the private partner will be responsible for operations and maintenance costs for many years.
- There could be no immediate capital costs to the state; the entire project development cost would be financed by the PBI developer.
- The project may be completed in a shorter amount of time. The PBI developer has strong incentive to complete the project quickly because the revenue stream from the state (service payments) only begins upon occupancy of the building. The PBI approach may result in cost savings of 8 to 10 percent (net present value) over the traditional capital outlay and state operations and maintenance model.
- A new court facility could be combined with other appropriate and compatible non-court justice agency or commercial uses that could provide some subsidy to reduce the state's ownership costs over the term of the agreement.

- Competitive solicitation could give the state the best financing terms and potential for subsidies from redevelopment of current court properties and development of new facilities.
- The state could obtain options to acquire non-court space for future expansion needs, eliminating the current problem of under-building for the future.
- This option provides a means to provide a new facility, within the limited resources currently available, by partnering with private sector expertise for the construction of the new courthouse. AOC staff would ensure that the final design and the subsequent construction of the courthouse meet the requirements stated in the *California Trial Court Facilities Standards* and remedy the inadequacies of the existing facility, and that ongoing operations and maintenance are delivered at a cost effective and asset preserving level.

**Cons:**

- This option will require the state to enter into a long-term agreement (typically 30 to 35 years) with the PBI developer for an amount sufficient to amortize the development, construction, and annual operations and maintenance costs of the new facility.
- The financing cost component of the service payment will be higher than in Option 1.

In comparison to the State Financing—Design/Build option, the Performance Based Infrastructure option will have lower initial costs, because the state will not have to pay the upfront costs of delivering the facility. A developer may be able to construct a building more quickly than the public sector, and the shorter construction schedule will reduce cost escalation. However, in the long term, financing costs on a privately financed project could result in higher overall costs.

**E. Recommended Finance/Delivery Option**

The recommended financing/project delivery alternative is to develop the project using Finance/Delivery Option 1: State Financing—Design/Build. With this option, the state will enter into an agreement with a firm which will team with an architectural firm and associated engineering firms to plan, design, and construct the new courthouse. This option has been recommended for mid- to large-sized projects that will draw the interest of several design/build firms providing a competitive bidding environment in communities where design/build is a common practice. For larger projects, the potential cost savings that result from a shorter schedule make this approach worthwhile even though there is some loss of direct control over the design process.

The AOC is currently pursuing a PBI approach for the New Long Beach Courthouse, the State and the AOC will be evaluating the success of this project and potential cost savings in the future.

#### **IV. RECOMMENDED PROJECT**

##### **A. Introduction**

The recommended solution to meet the court's facilities needs in Sacramento County is to construct a new 35 courtroom courthouse on a new site. The existing Gordon D. Schaber building would then be renovated to efficiently accommodate 26 courtrooms and associated support space. This feasibility study only addresses the new 35 courtroom courthouse project. A future study is recommended to more fully address the scope of work for renovation of the Gordon D. Schaber Courthouse.

The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, estimated project cost and schedule, and estimated impact on the court's support budget.

##### **B. Project Description**

The proposed project includes the design and construction of a New Sacramento Criminal Courthouse building for the Superior Court of California, County of Sacramento. The project replaces and consolidates five existing facilities and portions of the existing Gordon D. Schaber Courthouse, and will include 35 courtrooms and associated support space. The project includes courtrooms for 9 new judgeships from AB 159 and from proposed SB 1150 (Corbett). Additional space for court administration, court clerk, court security operations and holding; and building support space will be provided. Secure parking, jury pool, and prisoner holding will be located at the basement level.

The proposed new building will be approximately 396,609 BGSF.

##### **C. Space Program**

Space needs are based on the program provided in the master plan and recently confirmed by the court. The revised space program is based on the *California Trial Court Facilities Standards* (the standards). The overall space program summary is provided in Table 6.



TABLE 6  
Space Program Summary for the New Sacramento Criminal Court

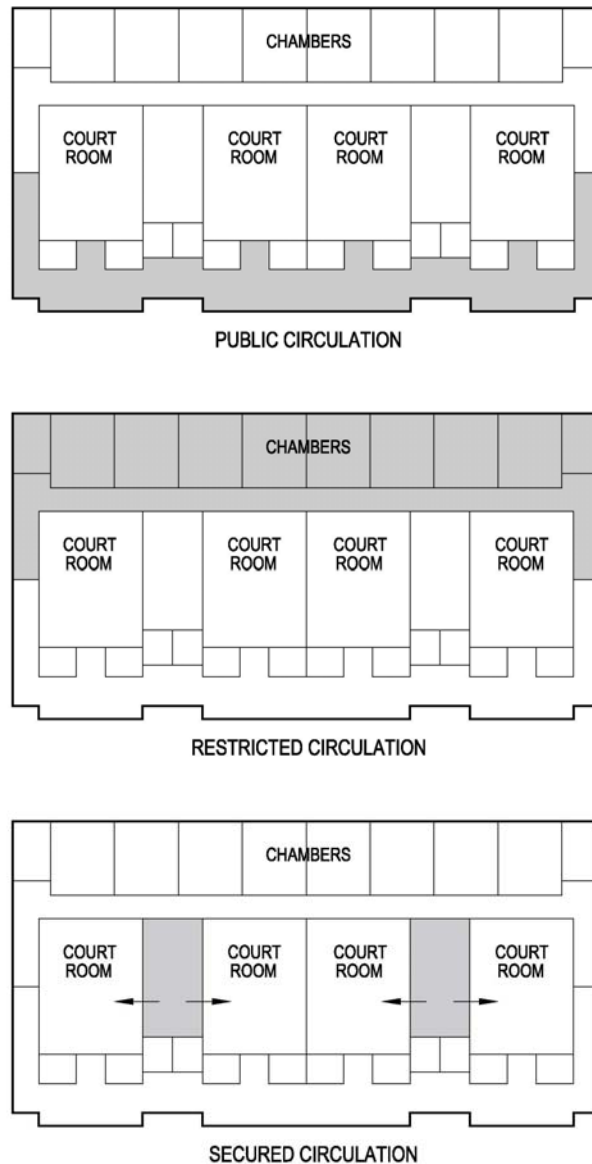
Division	Projected Staff	Projected Square Feet
Court Administration	130	34,453
Courtsets/Judiciary	198	175,530
Criminal Division	80	16,508
Jury Services	9	14,575
Other Court Units	9	2,397
Court and Building Operations	4	26,728
<b>Total Staff and Departmental Gross Square Feet</b>	<b>430</b>	<b>270,189</b>
Interdepartmental Circulation/Restrooms/Bldg. Support	25%	67,547
Basement Component		28,958
Building Envelop/Mechanical/Electrical	10%	29,915
<b>Total Building Gross Square Feet</b>		<b>396,609</b>

Detailed program data is provided in Appendix B.

#### **D. Courthouse Organization**

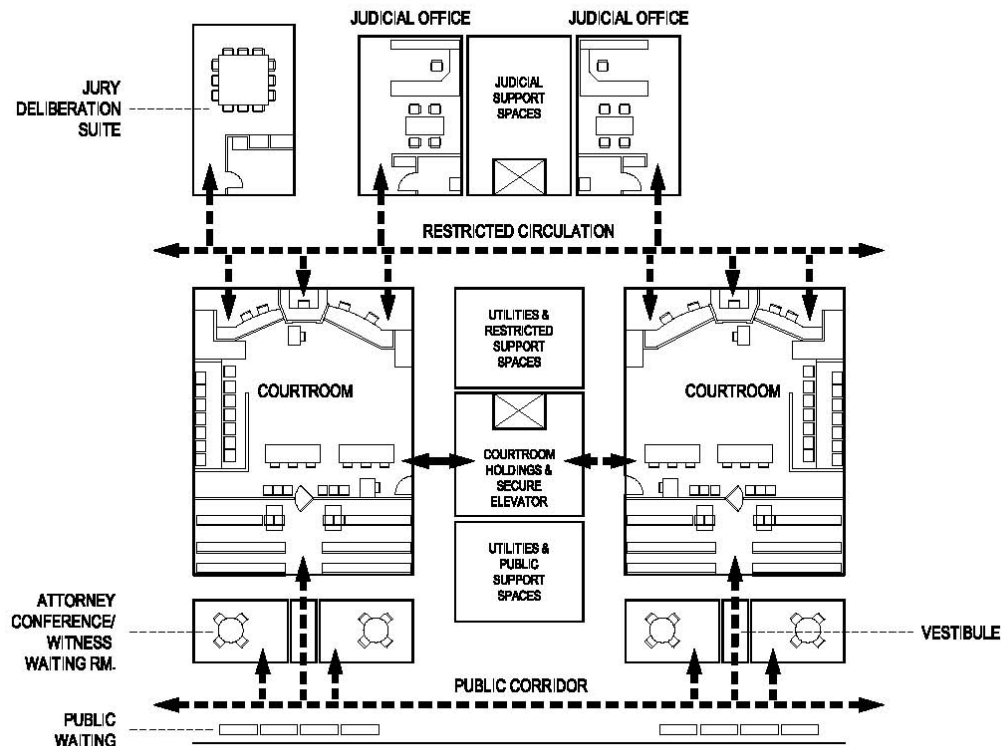
Per the *California Trial Court Facilities Standards*, courthouses that hear criminal cases require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sally ports, and central detention. Figure 13 illustrates the three circulation zones.

FIGURE 13  
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room, witness waiting, attorney conference rooms, evidence storage, and equipment storage. A restricted corridor connects the chamber suites with staff offices and the secure parking area. Adjacent to the courtrooms is the secure courtroom holding area, accessed via secured circulation. Figure 14 illustrates how a typical court floor should be organized.

FIGURE 14  
Court Floor Organization



## E. Site Selection and Requirements

The selection of an appropriate site for the new courthouse is a critical decision in the development of the project. Several factors, including parking requirements, the site program, site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

### 1. Parking Requirements

The court currently provides jury parking on the surface parking lot located adjacent to the Gordon D. Schaber Courthouse and bounded by 8th, 9th, G and F Streets. This parking lot is anticipated to remain for the foreseeable future. Staff and public parking is currently accommodated in an adjacent county parking structure or other public/private parking facilities downtown, including on-street parking. Due to the urban location of the new project, a limited amount of parking is proposed. A total of 250 structured parking spaces are proposed for staff, jury, and the general public. The parking allocation is based on the number of new judgeships in downtown assigned from AB 159 and from proposed SB 1150 (Corbett). Additionally, secured judicial parking is provided at the basement level to accommodate current need and future growth in new judgeships.

## 2. Site Program

A site program was developed for the recommended option of a new courthouse in downtown Sacramento. The site program is based on an assumed building footprint and site elements such as loading areas, refuse collection, and outdoor staff areas.

The building footprint is based on preliminary space allocation per floor. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements.

Table 7 delineates that a minimum site area of approximately 2.11 acres has been identified to accommodate the needs of the courthouse, including a structured parking facility. The AOC recommends acquisition of a full city block, which is approximately 2.5 acres.

TABLE 7  
Site Program

Site Component	Project Need	Comments
<b>Structures</b>		
Court Footprint	34,929	12-story building with a basement and penthouse
Total Structure	34,929	
<b>Site Elements</b>		
Loading Bay	960	Assume 2 @ 12' x 40' (Depressed to exterior basement level)
Refuse/Recycling Collection	288	Assume 12' x 24' (Depressed to exterior basement level)
Emergency Generator	200	
Bicycle Parking Area	60	
Outdoor Staff Area	250	
Total Site Elements	1,758	
<b>Parking</b>		
Secure Judicial Parking	-	Locate at basement level
Visitor/Staff/Juror Parking	-	Structured parking
Total Parking Structure Square Footage	-	Separate Program
Total Parking Footprint	-	
<b>Total Site Requirements</b>		
Structures	34,929	
Site Elements	1,758	
Parking	-	
Subtotal Site Requirements	36,687	
Vehicle/Pedestrian Circulation	7,337	20% of site
Landscaping/Setbacks	7,337	20% of site
<b>Total Site Requirements</b>	<b>51,362</b>	
<b>Total Acreage Requirements</b>	<b>1.18</b>	Total site required excluding structured parking
	<b>2.11</b>	Total site required including structured parking

Site Component	Project Need	Comments
<b>Parking</b>		
Secure Judicial Parking	-	Locate at courthouse basement level
Staff/Visitor/Juror Parking	250	25 spaces per courtroom/10 courtrooms (6 AB 159, 4 from proposed SB 1150 New Judgeships. 9 new judgeships are assigned to the new project and one is assigned to the Gordon D. Schaber Courthouse.)
Short-Term Parking	-	Use parking provided at local streets
Subtotal Parking Square Footage	105,000	Assume structured parking at 420 SF per space
Total Footprint Parking Area	26,250	4 stories parking w/retail at street level
Subtotal Site Requirements	26,250	
Vehicle/Pedestrian Circulation	5,250	20% of site
Landscaping/Setbacks	9,188	35% of site (outdoor space for retail at street level)
<b>Total Site Requirements</b>	<b>40,688</b>	
<b>Total Acreage Requirements</b>	<b>0.93</b>	Approx 1/3 of a city block

### 3. Site Selection

A site has not been recommended for Project Option 1. Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The official site selection/site acquisition process—for all trial court capital projects—takes place in conformance with the *Site Selection and Acquisition Policy for Court Facilities* that was approved by the Judicial Council of California on June 29, 2007.

### F. Design Criteria

Per the *California Trial Court Facilities Standards*, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects, engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

### G. Sustainable Design Criteria

Per the *California Trial Court Facilities Standards*, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. All courthouse projects shall be designed for sustainability and, at a minimum, to the standards of a LEED<sup>TM</sup> "Certified" rating. Depending upon the project's program needs and construction cost budget, projects may be required to meet a higher standard. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED certification process of the United States Green Building Council.

For additional criteria, performance goals, and information on energy savings programs please refer to the *California Trial Court Facilities Standards*.

#### **H. Provision for Correction of Seismic Deficiencies and Disposition of Property**

When a facility has been rated seismically deficient, neither title nor responsibility can be transferred until provision is made for correction of the deficiency except when transfer occurs in accordance with SB 10 (Ch. 44, Statutes of 2006) which was enacted in August 2006. At this time, no agreements as to specific provision for correction of a seismic deficiency have been fully negotiated or executed. Provisions that may be made in lieu of seismic retrofit of an existing building may include participation in a joint powers authority organized for the purpose of funding earthquake related damage in a building with a level V seismic rating, or some other financial arrangement acceptable to the Judicial Council of California and the California Department of Finance.

#### **I. Estimated Project Cost**

The estimated project cost to construct the recommended new courthouse project is \$542.852 million, without financing and including land costs. This is based on a project of approximately 383,171 gross square feet with 40 basement level secure parking spaces.

Construction costs for the courthouse are estimated to be \$470.459 million and include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sally port, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoints of construction based on 8 percent annual escalation (5 percent escalation and 3 percent market conditions).

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.

Cost criteria include the following:

- The total project cost<sup>4</sup>—without financing costs—is \$542.852. For the courthouse, total cost by project phase includes: Acquisition Phase at \$43.142 million, Preliminary Plans Phase at \$10.935 million, Working Drawings Phase at \$18.315 million, and Construction Phase at \$470.459 million.
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.

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<sup>4</sup> The total project cost, which has been provided by the Cumming Corporation, Inc., has been escalated to the mid-point of construction and has been based on the construction schedule provided in Section IV of this report.

- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The estimates do not include support costs such as utilities and facilities maintenance.

**J. Project Schedule**

Preliminary project schedules have been developed for the new courthouse project assuming that funding is included in the 2009–2010 State Budget Act. This schedule is based on a design-build form of project delivery.

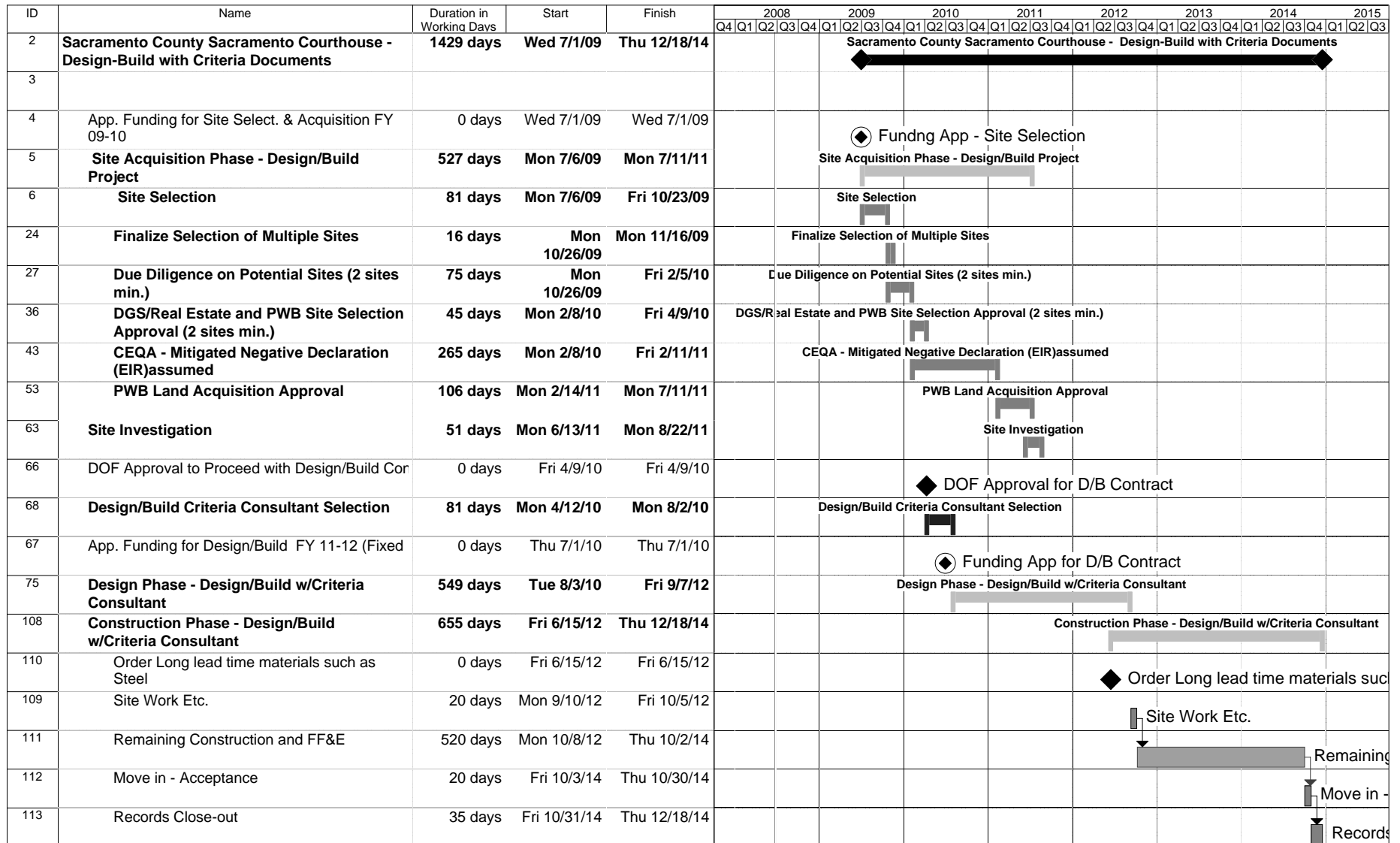
Proposed Project Schedule

Land Acquisition (including CEQA)  
Preliminary Plans  
Working Drawings  
Construction

July 2009–July 2011  
August 2011–February 2012  
February 2012–September 2012  
September 2012–December 2014

The project schedule is provided in Figure 15.

FIGURE 15  
Project Schedule





**K. Impact on Court's FY 2009–2010 Support Budget**

Impact on the trial court and the AOC's support budgets for FY 2009–2010 will not be material. It is anticipated that this project will impact the AOC and trial court support budgets in fiscal years beyond the current year as certain one-time costs and ongoing costs are incurred. These costs that are directly associated with the construction and commissioning of the new courthouse are included in the estimate of project cost that precedes this section. In the long term, a new facility will be more efficient to operate due to consolidation improved systems and use of space. This will result in lower operating costs when reviewed incrementally. Any existing operational cost savings identified as a result of the new facility will be considered for redirection to offset the ongoing facility operational costs of the new courthouse.

**APPENDIX A**

**A. Executive Summary of the 2003 Master Plan**

**Introduction**

The Lockyer-Isenberg Trial Court Funding Act of 1997 shifted responsibility for funding trial court operations from the counties to the state and established the Task Force on Court Facilities (Task Force) to identify facility needs and possible funding alternatives. It was the overarching recommendation of the Task Force that responsibility for trial court facilities funding and operation be shifted from the counties to the state. The Task Force developed a set of findings and recommendations after surveying the superior court facilities to identify the functional and physical problems of each facility.

In June 2001, the AOC began a capital planning process to develop a facility master plan for each of the 58 trial courts in California. Each master plan was guided by a steering committee or project team composed of members of the local court, county administration, county justice partners, and the AOC. The master plans confirmed the Task Force findings related to physical and functional conditions, refined the caseload projections for each court, considered how best to provide court services to the public, developed judicial and staffing projections, and examined development options for how best to meet goals related to court service, operational efficiency, local public policy, and cost effectiveness.

The Facilities Master Plan prepared for the Superior Court of California, County of Sacramento, dated October 2003, built upon the Task Force findings. The goal of the master plan was to develop a practical, cost-effective, 20-year framework for phase facility improvements to meet anticipated operational and service needs. The master plan presented the facilities options and made recommendations.

A synopsis of the master plan is provided here as a reference document.

**Superior Court of California, County of Sacramento**

**Court Facilities Master Plan**

**Recommended Plan**

The option selected by the steering committee provides for a course of action, which continues to use the courthouse for a major portion of the planning timeframe, but it ultimately replaces the facility with a new courts complex on an as yet undesignated site. The principal component actions of the selected option are as follows.

- A new civil and criminal courts complex to be located in downtown Sacramento would be developed in two or 3 phases over a 15-year period. This complex would include new operational support space as well as 107 criminal and civil courtrooms and related support services.

- The number of criminal “home courts” in the Lorenzo Patino Hall of Justice would be expanded from 4 to 10. This would occur in concert with an expansion of the jail component.
- The vacant second floor of the Carol Miller Justice Center would be renovated to provide 3 additional courtrooms and support space. An addition would be built on to the facility for the court support space required by the additional three courts.
- The existing space in the William Ridgeway Family Relations Courthouse would be renovated to provide 3 additional courtrooms and court support space. This would be accomplished by relocation of non-court functions to facilities outside the courthouse.
- The new juvenile court facility would be expanded with the finishing of the two-shelled courtrooms and ultimately, the addition of 4 new courtrooms and support space.

### **Capital Improvements Program**

The Superior Court of California, County of Sacramento utilized 74.5 JPEs in 2002. Presently 7 owned or long-term leased facilities house a total of 79 courtrooms. Of these 5 are proposed as long-term court assets. Per the facility planning judicial projections provided in Section I, the number of JPE’s will increase to 88 by 2007 and to 154 by 2022. The segment, Capital Improvements Program, addresses court facilities needs over the next 20 years consistent with these judicial projections.

The capital improvement program to meet the future requirements of the Superior Court of California, County of Sacramento will occur in sequential phases over the next 15 years. The program builds upon the court’s existing facility resources and maintains the existing calendar assignments by facility, with the exception of juvenile dependency cases, which would be moved to the new juvenile court facility after 2017.

The capital improvements program has been phased to provide additional courtrooms and related support spaces to meet the projected growth in JPEs. One of the major issues influencing this supply and demand equation is the projected number of JPEs required to dispose of the civil calendar. The Sacramento Superior Court presently has an expedited method of civil case management. This method relies heavily on pre-trial settlement, which in turn substantially reduces judicial time spent on the civil calendar. The projection of JPEs utilizing the new AOC methodology assumes that Sacramento will manage civil caseload similarly to other counties.

This will substantially increase the number of judges required to oversee the projected number of civil cases, increasing from the current assignment of 8 to 10 judicial officers to a total of 50 JPEs by 2022. This is a major factor in the growth of the downtown civil and criminal courtrooms from the present 50 to 117 by 2022.

### **Capital Improvements Program Overview**

The selected master plan option will be accomplished in the following phases and will result in the corresponding total number of courtrooms.

- **Phase I:** Build out of existing facilities including 8 courtrooms at the downtown courthouse, 3 courtrooms at the family relations courthouse, 3 courtrooms at the traffic courthouse and 2 courtrooms at the juvenile courthouse plus the construction of a new court operational support building. This phase will result in a total of 95 courtrooms. The additional 7 courts above the 2007 requirements will allow for growth in JPE beyond the

planning year. While it is recommended that the 3rd courtroom at the traffic courthouse be “shelled out” during Phase I, this courtroom space would be needed for administration and/or other support functions until such time as the administrative wing is constructed as described in Phase III.

- **Phase II:** Construction of a new criminal courts building with 41 courtrooms at occupancy and 2 floors of shelled space which can be used for support space or other county agency space (district attorney, probation, etc.) until required for courtrooms. This phase will result in 133 courtrooms and the abandonment of existing downtown leased facilities.
- **Phase III:** Expansion at the Lorenzo Patino Hall of Justice, additional expansion of the Carol Miller Justice Center, and build out of 8 courtrooms in the criminal courts building resulting in 147 courtrooms.
- **Phase IV:** Construction of a new civil courts tower, disposition of the Gordon D. Schaber Courthouse, building out of 8 courtrooms in the criminal courts building, additional expansion of the William Ridgeway Family Relations Courthouse, and construction of 4 courtrooms at the juvenile court resulting in 157 courtrooms.

### **Downtown Sacramento—Phase I Development**

The first phase of the master plan would maximize the number of useable courtrooms in the existing 5 owned or long term leased facilities.<sup>1</sup> It is assumed that the court will continue to use the 3 courtrooms in leased facilities. With this phase the court would gain a minimum of 13 additional courtrooms, with the potential of adding a maximum of 16 courtrooms. This would be accomplished by a series of internal relocations and renovations. These actions for the downtown facilities are outlined in the following paragraphs.

### **Gordon D. Schaber Courthouse, Downtown Sacramento**

The courthouse presently has 44 courtrooms on 6 levels. Of these, only 14 are capable of nonpublic corridor movement of in-custody defendants. The courtrooms vary in size from 2,700 net square feet to 1,057 net square feet. There are 2 large courtrooms on the first floor and 42 courtrooms on floors 3 through 6. These 42 courtrooms average 1,310 net square feet; 18 of them total 1,440 net square feet and the remaining 24 are 1,200 net square feet in size. Although they do not meet the AOC facility guidelines they function relatively efficiently for most court proceedings. They would be most effective if they were utilized for civil actions.

The expansion of the number of courtrooms could be accomplished by relocating the operational support functions on the sixth floor either to a new court operations building or to leased space. In addition, the existing sixth floor food service component would either need to be downsized and moved elsewhere in the building or eliminated as a service until a new courts building is constructed. By relocating these functions, approximately 12,500 net square feet would become available on the sixth floor. This would accommodate 6 courtrooms with chambers and clerical support space. The courtrooms would average 1,100 to 1,200 square feet.

An additional 2 courtrooms could be created elsewhere in the building through relocation of selected functions. In total, approximately 25,000 square feet would be relocated and approximately 35,000 net square feet would undergo extensive renovation. This latter figure includes present vacant space. In addition, there would be necessary upgrades to the building systems and interior such as ADA, fire and life safety, electrical, general maintenance, and appropriate interior renovation (carpeting, painting, furniture refurbishing, etc.). It is important to

recognize that this plan does not provide a detailed plan, implementation strategy nor the required architectural and engineering studies which are going to be necessary for the renovation requirements. These plans will need to be prepared to provide the court with an action plan.

The creation of 8 additional courtrooms in the downtown courthouse will not solve the present problems related to in-custody defendant movement, nor the general overcrowding of some of the building occupants. It will allow the court to accommodate 8 of the 13 additional judicial positions slated to be appointed over the next 5 years.

A second issue concerning the downtown courts facilities is the short and long-term resolution to the substantial leased space presently and potentially required to accommodate the operational support functions of the court. As indicated earlier, the court would need to relocate approximately 12,500 net square feet of court operational support space. Presently the court leases space in four other buildings for operational support functions such as finance, human resources, and MIS services. It should be noted that the transition of the court from a county function to a state function resulted in a substantial growth in space occupied by operational support functions such as human resources, finance, MIS, and facilities. This has occurred since the task force study and has been accommodated by new leased space. These spaces add up to approximately 25,000 square feet. The court will need to look at the needs for leased space in the near term, but if funding is available, the operational support space could be the first phase in the development of a new courts complex as described below.

### **New Court Operational Support Building**

The initial step in this portion of the Phase I process will be the identification and acquisition of an appropriate site for the new downtown judicial center. At Phase I, the project will be a new court operational support building; however, the site should be large enough to allow eventual construction of replacement criminal and civil court complexes. This site would need to accommodate 830,191 gross square feet of courtroom and support spaces, including 57,750 gross square feet of operational support space at Phase I, 436,441 gross square feet of criminal court space at Phase II, and 336,000 gross square feet of civil court space at Phase III.

Because of the limited increase in space, a total of 8,743 gross square feet, between 2007 and 2022, it is recommended that construction encompass the 2022 facilities requirements, which would include some shelled space. It is envisioned that this would be a 3-story building with an approximately 19,250 square foot floor plate.

### **Downtown Sacramento—Phase II Development**

The Phase I plan process will add a total of 16 courtrooms. This will be 3 more than required by 2007, assuming the court is allocated the 13 JPEs proposed by the AOC for the judicial staffing 3-year plan. This could potentially meet the needs of the court for an additional 2 to 3 years. It is therefore necessary for the court to plan to bring new courtrooms on line by the 2009 to 2010 timeframe. This is the focus of the Phase II effort.

### **New Criminal Courts Facility**

The second phase of development includes the construction of new criminal courts facility at the court complex begun in Phase I with the construction of a new court operations building. This phase provides for the construction of a new criminal court tower of 41 courtrooms with shell

space for a future total of 57 courtrooms. Once the new criminal complex is occupied, the existing Gordon D. Schaber Courthouse would continue to serve as primarily a civil court facility. The master plan steering committee recognizes that this will affect the way the court presently manages its civil and criminal calendar but it is necessary to provide a phased and realistic approach to meeting the court's long-term facility requirements.

The Phase II plan includes the construction of a new criminal courts complex on the same site as the Phase I court operational support building. The criminal courts complex should be planned as a second phase to the downtown courts complex.

Planning for the new criminal courts facility is based on an 8-courtroom floor. This configuration would require a floor plate of approximately 39,700 square feet and provide for 7 court floors, 2 of which would be shelled initially. There would also be 3 above-ground floors of criminal court support services and 1 floor below ground for central in-custody holding, secure parking, and mechanical for a total of 11 floors.

The criminal courts tower will require 436,441 gross square feet by 2022. At occupancy in 2012, the criminal courts will require 316,973 gross square feet. It is the recommendation of this plan that the full 2022 program be constructed with 119,468 gross square feet of space shelled or utilized by county court-related agencies. Since the proposed location for the facility is in downtown Sacramento, phasing a project on an urban site will be difficult.

#### **Downtown Sacramento—Phase III Development Criminal Courts Facility**

At Phase III, the 8 courtrooms will be added to the criminal courts facility. This will be accomplished by expansion within one of the shelled courts floors. Support space required to meet the criminal courts year 2017 needs will also be completed at this phase.

#### **Lorenzo Patino Hall of Justice**

The second action in the Phase III plan would include working with Sacramento County in development of 6 additional criminal home courtrooms to augment the current total of 4 home courts in the Lorenzo Patino Hall of Justice. Presently, the court occupies approximately 17,500 gross square feet at the jail. It is estimated that 10 home courts with adequate support space will require approximately 61,200 square feet for a net increase of 43,700 gross square feet. These additional courtrooms will enable the major portion of in-custody proceedings to occur within the jail facility, significantly minimizing inmate transportation.

#### **Downtown Sacramento—Phase IV Development Criminal Courts Facility**

At Phase IV, the remaining 8 courtrooms will be added to the criminal courts facility. This will be accomplished by expansion within one of the shelled courts floors. Support space required to meet the criminal courts year 2022 needs will also be completed at this phase.

#### **Civil Courts Facility**

Phase IV of the court facilities master plan development includes the construction of a civil courts tower adjacent to the criminal courts tower. This facility will have approximately 336,000 gross

square feet. This facility will also be based on an 8-courtroom floor of 42,000 gross square feet. There would be 6 courtroom floors with 8 courts each, and 2 courtrooms on another floor for a total of 50 courtrooms. In addition there would be 2 floors for civil court support and 1 floor below ground for secured parking for 60 vehicles.

**Downtown Sacramento—Site Requirements**

Per the site program, a site of 2.8 acres is required to meet the overall needs of the proposed downtown development.

**Downtown Sacramento—Parking Requirements**

Downtown court facilities' parking is currently provided by a mixture of county-owned parking lots and structures as well as privately operated parking facilities. The county has provided the court with jury parking facilities, at a lot with 351 dedicated spaces adjacent to the Gordon R. Schaber Courthouse. Until this fiscal year, the county also paid for jury parking overflow spaces in privately operated parking facilities, resulting in costs of \$300,000 to \$400,000 per year. With the present constrained county budget this practice has been discontinued. It has not been supplanted by court funding, which results in only a limited availability of jury parking spaces.

Secure parking is provided at the basement level of the existing courthouse for judicial officers. Parking for the downtown court complex will need to be provided in a parking structure. Land in downtown Sacramento is expensive and land resources are very limited. To project parking, the parking requirements generated as a part of Section III are utilized.

**Downtown Sacramento Parking—Site Requirements**

Per the site program, a site of 1.43 acres is required to meet the overall needs of the proposed downtown development.

## APPENDIX B

### A. Detailed Space Program

#### Introduction

A detailed space program was developed for the proposed project. The space program included in the 2003 master plan was used as a basis and was updated based on current JPEs projections, current staffing and functions, and an update according to the standards.

The following table is the summary of the program; the following pages include a series of tables with a list of spaces required for each major court component.

#### Superior Court of California, County of Sacramento

##### Projected Staff and Space Requirements Summary for the Downtown Criminal Courthouse

Revised 4/24/08 dj

Division or Functional Area	Projected Need		
	Courtrooms	Staff	BGSF
New Sacramento Courthouse			
Court Administration		130.00	34,453
Court Sets / Judiciary	35	198.00	175,530
Criminal Division Staff		80.00	16,508
Jury Services		9.00	14,575
Other Court Units		9.00	2,397
Court and Building Operations		4.00	26,728
<b>Subtotal Staff &amp; Departmental Gross Square Feet</b>	<b>35</b>	<b>430.00</b>	<b>270,189</b>
Interdepartmental Circulation/Restrooms/Bldg. Support <sup>1</sup>		25%	67,547
Basement Component <sup>2</sup>			28,958
Building Envelope/Mechanical/Electrical <sup>3</sup>		10%	29,915
<b>Total Building Gross Area</b>			<b>396,609</b>

Notes:

1. Includes staff restrooms, public restrooms, public telephones, drinking fountains, janitor's closets, etc.

2. Includes vehicle sallyport, secured judicial parking, sheriff's parking, and storage.

3. Includes telecommunication and electrical closets, mechanical shafts, elevator machine room, etc.



Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Court Administration</b>						1.30
<b>Executive Office</b>						
Executive Officer	300	1.00		300		
Chief Deputy Executive Officer	240	1.00		240		
Deputy of Downtown Courts	225	1.00		225		
Deputy of Branch Operations	225	1.00		225		
Operations Manager	160	2.00		320		
Public Relations Officer	160	1.00		160		
Admin Svcs Officer 3	160	1.00		160		
Admin Svcs Officer 2	160	2.00		320		
Executive Secretary	100	1.00		100		
Legal Secretary	84	7.00		588		
<i>Coffee Bar</i>	60		1	60		
<i>Supply and Records Storage</i>	120		1	120		
<i>Copy / Workroom</i>	120		1	120		
<i>Reception / Waiting</i>	150		1	150		
<i>Shared Office for Off-site Directors/Managers</i>	160		2	320		
<i>Large Conference Room (40-60 people)</i>	1,080		1	1,080		
<i>Medium Conference Room (8-12 people)</i>	240		1	240		
<b>Subtotal Executive Office</b>		<b>18.00</b>		<b>4,728</b>	<b>6,146</b>	
						1.30
<b>MIS</b>						
Director	225	1.00		225		
Manager	160	4.00		640		
Admin Svcs Officer 2	120	1.00		120		
Info Tech Trainer	120	1.00		120		
Sr. Network Engineer	120	1.00		120		
Info Tech Analyst	64	9.00		576		
Sr. Info Tech Analyst	84	11.00		924		
Info Tech Asset Analyst	64	1.00		64		
Info Tech Cust Supp Spec 2	64	5.00		320		
<i>Temp. Contract Employees / Interns</i>	64		8	512		
<i>Testing Lab</i>	240		1	240		
<i>Training Room - Medium</i>	800		1	800		
<i>Coffee Bar</i>	60		1	60		
<i>Conference Room - Medium</i>	240		1	240		
<i>Reception / Waiting</i>	150		1	150		
<i>Supply and Records Storage</i>	120		1	120		
<i>Copy / Workroom</i>	120		1	120		
<i>New Equipment Storage Room</i>	600		1	600		
<i>Server Room</i>	1,200		1	1,200		
<b>Subtotal MIS</b>		<b>34.00</b>		<b>7,151</b>	<b>9,296</b>	

<b>General Services - Facilities</b>						1.30
Director	225	1.00		225		
Manager	160	1.00		160		
ASO II	120	2.00		240		
ASO 1	120	4.00		480		
Deputy Clerk III	64	1.00		64		
<i>Reception / Waiting</i>	150		1	150		
<i>Ccure Badging Station</i>	84		1	84		
<i>Copy / Equipment Room</i>	120		1	120		
<i>Coffee Bar</i>	60		1	60		
<i>Work Room</i>	240		1	240		
<i>Archive Storage Room</i>	120		1	120		
<i>Medium Conference Room (8-12 people)</i>	240		1	240		
<i>Storage Room</i>	600		1	600		
<b>Subtotal General Services - Facilities</b>		<b>9.00</b>		<b>2,783</b>	<b>3,618</b>	
<b>General Services - Purchasing</b>						1.30
Manager	160	1.00		160		
Contract Services Officer 2	120	3.00		360		
Deputy Clerk III	64	1.00		64		
<i>Reception / Waiting</i>	150		1	150		
<i>Coffee Bar</i>	60		1	60		
<i>Records Storage Room</i>	120		1	120		
<i>Copy / Equipment Room</i>	120		1	120		
<b>Subtotal General Services - Purchasing</b>		<b>5.00</b>		<b>1,034</b>	<b>1,344</b>	
<b>Account Payables</b>						1.30
Manager	160	1.00		160		
Sr. Accountant	120	1.00		120		
Accountant (Specialist)	84	2.00		168		
Accountant	64	4.00		256		
<i>Reception / Waiting</i>	150		1	150		
<i>Coffee Bar</i>	60		1	60		
<i>Medium Conference Room (8-12 people)</i>	240		1	240		
<i>Records Storage Room</i>	120		1	120		
<i>Safe Room</i>	80		1	80		
<i>Copy / Equipment Room</i>	120		1	120		
<b>Subtotal Account Payables</b>		<b>8.00</b>		<b>1,474</b>	<b>1,916</b>	
<b>Analytical Services &amp; Reengineering</b>						1.30
Director	225	1.00		225		
Manager	160	1.00		160		
Admin Svcs Officer 2	120	9.00		1,080		
Business Analyst 2	120	4.00		480		
Business Analyst 2 (per FY 07-08 & 08-09 JPE)	120	2.00		240		
<i>Temp. Contract Employees / Interns</i>	64		4	256		
<i>Coffee Bar</i>	60		1	60		
<i>Reception / Waiting</i>	150		1	150		
<i>Conference Room - Medium</i>	240		1	240		
<i>Supply and Records Storage</i>	120		1	120		
<i>Records Storage</i>	12		6	72		
<i>Plotter</i>	15		1	15		
<i>Copy / Workroom</i>	120		1	120		

<b>Finance</b>						
Director	225	1.00		225		
Manager	160	2.00		320		
Budget Analyst 1	84	3.00		252		
Budget Analyst 2	120	1.00		120		
Sr. Accountant	84	3.00		252		
Account Clerk (Transferred from GDSSCC Accting)	64	3.00		192		
Account Clerk (per FY 07-08 & 08-09 JPE)	64	1.00		64		
Internal Auditor	84	3.00		252		
<i>Temp. Interns</i>	64		2	128		
<i>Coffee Bar</i>	60		1	60		
<i>Reception / Waiting</i>	150		1	150		
<i>Conference Room - Medium</i>	240		1	240		
<i>Supply and Records Storage</i>	120		1	120		
<i>Records Storage</i>	12		6	72		
<i>Copy / Workroom</i>	120		1	120		
<b>Subtotal Finance</b>		<b>17.00</b>		<b>2,567</b>	<b>3,337</b>	1.30
<b>HR / Payroll / Training</b>						
Director	225	1.00		225		
Manager	160	2.00		320		
Human Resources Analyst	120	2.00		240		
Sr. Human Resources Analyst	120	5.00		600		
Human Resources Assistant	84	2.00		168		
Human Resources Assistant (per 07-08/08-09 new JPE)	84	1.00		84		
Sr. Office Specialist	84	5.00		420		
Sr. Office Specialist (per 07-08 & 08-09 new JPE)	84	2.00		168		
Staff Development Officer	120	1.00		120		
Training Coordinator	120	1.00		120		
<i>Temp. Interns</i>	84		2	168		
<i>Reception Counter Workstations</i>	64		2	128		
<i>Reception / Waiting</i>	150		1	150		
<i>Coffee Bar</i>	60		1	60		
<i>Conference Room - Medium</i>	240		1	240		
<i>Supply and Records Storage</i>	120		1	120		
<i>Copy / Workroom</i>	120		1	120		
<i>Records Storage</i>	12		8	96		
<b>Subtotal HR / Payroll / Training</b>		<b>22.00</b>		<b>3,547</b>	<b>4,611</b>	1.30
<b>Total Court Administration</b>		<b>130.00</b>		<b>26,502</b>		
<b>Department Gross Square Feet</b>					<b>34,453</b>	

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Court Sets / Judiciary</b>						
<b>Court Sets</b>						
<i>Courtroom Large (high-volume)</i>	2,400		10	24,000		
<i>Courtroom Large (multi-jury)</i>	3,200		2	6,400		
<i>Courtroom Multi-purpose (jury)</i>	1,750		23	40,250		
<b>Subtotal Courtrooms</b>			35	70,650	84,780	1.20
<i>Attorney/Client/Witness Rooms</i>	100		70	7,000		
<i>Law Enforcement Waiting</i>	100		4	400		
<i>Shared Ctrm Holding (1 large, 6 med, 8 ind., 4 interview)</i>	1,520		3	4,560		
<i>Shared Ctrm Holding / multi-jury (4 cells, 2 interview)</i>	320		3	960		
<i>Shared Ctrm Holding (2 cells, 1 interview)</i>	160		13	2,080		
<i>Entry Vestibule</i>	64		35	2,240		
<i>Courtroom Waiting</i>	220		35	7,700		
<i>Courtroom Technology/Equipment Room</i>	80		35	2,800		
<i>Exhibit Storage Closet</i>	50		35	1,750		
<i>Jury Deliberation Room (2 toilets, kitchenette, closet) <sup>1</sup></i>	470		21	9,870		
<b>Total Court Sets</b>				39,360	47,232	1.20
<b>Judiciary / Courtroom Support</b>						
Judicial Chambers (includes toilet and closet)	400	35.00		14,000		
Courtroom Clerks Workstation (incl. reception/waiting)	120	41.00		4,920		
Manager	160	1.00		160		
Supervising Courtroom Clerk	120	2.00		240		
<i>Alternate Courtroom Clerk Work &amp; Storage Room</i>	360	17.50	1	360		
<i>Alternate Court Attendant Work &amp; Storage Room</i>	150	18.00	1	150		
<i>Presiding Judge Conference Room</i>	240		1	240		
Conference / Legal Collection Room	240		5	1,200		
<i>Courtroom Clerks File/Supply Storage</i>	80		35	2,800		
<i>Shared Copy / Workroom / Supply Alcove</i>	100		4	400		
<b>Court Reporter's Office</b>						
Manager	160	1.00		160		
Deputy Clerk 2/3	64	1.00		64		
Court Reporter Workstation (assigned)	64	35.00		2,240		
<i>Court Reporter Workstation (unassigned)</i>	64		4	256		
<i>Reception / Waiting</i>	150		1	150		
<i>Work Room</i>	150		1	150		
<i>Copy / Printer Room</i>	120		1	120		
<i>Supply / Records Storage Room</i>	160		1	160		
<i>Coffee Bar</i>	60		1	60		
<i>Conference Room - Medium</i>	260		1	260		
<b>Interpreter's Office</b>						
Operations Manager	160	1.00		160		
Deputy Clerks	64	2.00		128		
Interpreters	48	25.00		1,200		
<i>Reception / Waiting</i>	150		1	150		
<i>Coffee Bar</i>	60		1	60		
<i>Supply / Records / Equipment Storage</i>	160		1	160		

<b>Legal Research - Criminal</b>						
Manager	225	1.00		225		
Supr Research Attorney	160	1.00		160		
Judicial Secretaries	84	2.00		168		
Judicial Secretaries (per 07-08 & 08-09 new JPE)	84	2.00		168		
Research Attorney	120	10.50		1,260		
Research Attorney (per 07-08 & 08-09 new JPE)	120	2.00		240		
<i>Temp. Interns</i>	84		4	336		
<i>Reception / Waiting</i>	150		1	150		
<i>Coffee Bar</i>	60		1	60		
<i>Supply / Records Storage Room</i>	160		1	160		
<i>Copy / Printer Room</i>	120		1	120		
<i>Conference Room - Medium</i>	240		1	240		
<i>Library</i>	240		1	240		
<b>Total Judiciary / Courtroom Support</b>		<b>198.0</b>		<b>33,475</b>	<b>43,518</b>	1.30
<b>Total Court Sets / Judiciary</b>		<b>198.0</b>		<b>143,485</b>		
<b>Department Gross Square Feet</b>					<b>175,530</b>	

<sup>1</sup> Two jury deliberation rooms provided for each multi-jury courtroom.  
Other jury deliberation rooms provided at a ratio of 1 per 2 courtrooms.

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Criminal Division Staff</b>						1.35
Director	225	1.00		225		
Manager	160	1.00		160		
Supervisor	120	3.00		360		
Deputy Clerk 2/3	64	51.00		3,264		
Deputy Clerk 2/3 (per 07-08 & 08-09 new JPE)	64	9.00		576		
Deputy Clerk 2/3 (Exhibits)	64	2.00		128		
Deputy Clerk 4	84	5.00		420		
Network Printers / Fax Machine	15		6	90		
File Carts	6		6	36		
File Storage for Calendar Prep	12		10	120		
Coffee Bar	60		1	60		
<b>Public Service Counter Area</b>						
Counter Workstations (assigned)	48	8.00	8	384		
Counter Workstations (unassigned)	48		4	192		
Work Counter and forms storage	100		2	200		
Network Printers / Fax Machine	15		3	45		
Public Queuing Area	14		60	840		
Public Kiosk / microfilm viewer / photocopiers	240		1	240		
Public Records Viewing Area	240		1	240		
<b>Active Records</b>						
Active Criminal Files, 36" x 7 shelf unit	12		150	1,800		
File / Document Storage	12		10	120		
File Scanning Station	40		4	160		
Records Staging Area	100		1	100		
Sorting Workstation	64		2	128		
Network Printers / Fax Machines	15		3	45		
Microfilm Viewer	15		1	15		
File Carts	6		10	60		
Secured Exhibit Storage Room	1,200		1	1,200		
Work Counter for Exhibits	40		1	40		
Records Storage for Exhibits	120		1	120		
Supply / Copy Paper / Box Storage Room	160		1	160		
Forms Storage Room	160		1	160		
Copy / Work Room	300		1	300		
Conference Room - Medium	240		1	240		
<b>Total Criminal Division</b>		<b>80.00</b>		<b>12,228</b>		
<b>Department Gross Square Feet</b>					<b>16,508</b>	

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Jury Services						1.35
Jury Commissioner's Office						
Manager	160	1.00		160		
Supervisor	120	1.00		120		
Deputy Clerk 3	64	5.00		320		
Deputy Clerk 4	84	1.00		84		
Grand Jury Coordinator	64	1.00		64		
Reception Counter	60		1	60		
Records / Form Storage	12		6	72		
Coffee Bar	60		1	60		
Copier / Printer / Supplies	160		1	160		
Jury Assembly Room (assume call of 500)						
Check-in Counter Station	64		4	256		
Queuing Area (25% of jury call)	14		125	1,750		
Forms Counter (10% of jury call)	5		50	250		
General Seating	12		450	5,400		
Reading Room	160		1	160		
Computer Carrels	20		20	400		
Table Seating (15 tables w/seating for 4)	20		15	300		
Vending Machines	160		1	160		
Women's Restroom (8 toilets/lactation room)	540		1	540		
Men's Restroom (3 toilets/5 urinals)	480		1	480		
Total Jury Services		9.00		10,796		
Department Gross Square Feet					14,575	

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
Other Court Units						1.30
Master Calendar						
Manager	160	1.00		160		
Deputy Clerk 3	64	2.00		128		
Reception Waiting	150		1	150		
Records / Document Storage	12		6	72		
Conference Room - Small	150		1	150		
Copier / Printer / Supplies Room	160		1	160		
Subtotal Master Calendar		3.00		820	1,066	
Appeals						
Deputy Clerk 4	84	1.00		84		
Deputy Clerk 2/3	64	5.00		320		
Public Counter Workstation (unassigned)	48		1	48		1.30
Public Queuing Area	14		6	84		
Inactive Records Storage Room	160		1	160		
Active Records Storage Area	12		14	168		
Work Counter	40		1	40		
Network Printer / Copier / Fax Machine Room	120		1	120		
Subtotal Appeals		6.00		1,024	1,331	
Total Other Court Units		9.00		1,844		
Department Gross Square Feet					2,397	

Functional Area	Unit Area	Projected Need				Grossing Factor
		Staff	Support	NSF	BGSF	
<b>Court and Building Operations</b>						
<b>Public Area</b>						
<i>Entry Vestibule</i>	300		1	300		
<i>Security Screening Queuing</i>	14		100	1,400		
<i>Weapons Screening Station</i>	250		3	750		
<i>Secure Public Lobby</i>	2,000		1	2,000		
<i>Information Counter</i>	64		1	64		
<i>Public Vending Services incl. Seating for 60</i>	1,000		1	1,000		
<b>Subtotal Public Area</b>				5,514	6,617	1.20
<b>Court Security Operations</b>						
<i>Reception Waiting</i>	150		1	150		
<i>Administrative Staff</i>	64		2	128		
<i>Captain</i>	160		1	160		
<i>Lieutenant</i>	160		1	160		
<i>Sergeant</i>	120		3	360		
<i>Records / Document Storage</i>	12		6	72		
<i>Conference Room - Small</i>	150		1	150		
<i>Copier / Printer / Supplies</i>	160		1	160		
<i>Weapons Storage</i>	140		1	140		
<i>Ready Room (incl. counter w/sink)</i>	360		1	360		
<i>Men's Locker / Shower / Toilet Room</i>	540		1	540		
<i>Women's Locker / Shower / Toilet Room</i>	540		1	540		
<b>Subtotal Court Security Operations</b>				2,920	3,504	1.20
<b>Court Support</b>						
Mail Processing, Distribution and Copying Center	1,200	4.00	1	1,200		
<i>Staff Training Room</i>	1,200		1	1,200		
<i>Staff Break Room</i>	200		8	1,600		
<i>Staff Lactation Room</i>	50		1	50		
<i>Staff Shower / Restroom (3M / 3F)</i>	80		6	480		
<b>Subtotal Court Support</b>		4.00		4,530	4,983	1.10
<b>Children's Waiting Room</b>						
<i>Reception Check-in Station</i>	120		1	120		
<i>Contract Employee Work area</i>	48		2	96		
<i>Open Play Area</i>	200		1	300		
<i>Television Viewing Area</i>	120		1	120		
<i>Computer Area</i>	25		2	50		
<i>Supply / Toy Storage</i>	80		1	80		
<i>Coffee Bar</i>	60		1	60		
<i>Restroom</i>	80		1	80		
<b>Subtotal Children's Waiting Room</b>				906	1,178	1.30



<b>Ancillary Agency Space</b>						
<i>Attorney Convenience Center</i>	240		4	960		
<i>Media Room</i>	150		1	150		
<b>Subtotal Ancillary Agency Space</b>				<b>1,110</b>	<b>1,221</b>	1.10
<b>Central Holding</b>						
<i>Vehicle Sallyport</i>	2,000		-	-		
<i>Pedestrian Sallyport</i>	250		1	250		
<i>Pat down Area</i>	300		1	300		
<i>Control Room</i>	260		1	260		
<i>Security Equipment Room</i>	120		1	120		
<i>Group Holding - Male</i>	400		1	400		
<i>Group Holding - Female</i>	200		1	200		
<i>Individual Holding - Male</i>	60		4	240		
<i>Individual Holding - Female</i>	60		2	120		
<i>Juvenile Group Holding - Male</i>	200		1	200		
<i>Juvenile Group Holding - Female</i>	100		1	100		
<i>Individual Juvenile Holding - Male</i>	60		3	180		
<i>Individual Juvenile Holding - Female</i>	60		1	60		
<i>Court Dressing Room</i>	60		4	240		
<i>Clothing Storage Area</i>	100		1	100		
<i>Janitorial Closet / Storage</i>	80		1	80		
<i>Attorney Vestibule/Reception</i>	80		1	80		
<i>Booking Station</i>	150		1	150		
<i>Staff Restroom</i>	60		1	60		
<i>Staff Break Area</i>	150		1	150		
<b>Subtotal Central Holding</b>				<b>3,290</b>	<b>4,935</b>	1.50
<b>Building Support Services</b>						
<i>Loading/Receiving Area</i>	200		1	200		
<i>Central Storage (paper, office supplies, etc.)</i>	600		1	600		
<i>Main Telecommunications Equipment Room<sup>1</sup></i>	300		1	300		
<i>Main Electrical Room<sup>1</sup></i>	300		1	300		
<i>Janitorial Office / Break Area</i>	160		1	160		
<i>Janitorial Storage Room</i>	80		4	320		
<i>Maintenance Storage Room</i>	800		1	800		
<i>Maintenance Workshop</i>	300		1	300		
<i>Maintenance Office</i>	120		1	120		
<i>Facilities Storage Room</i>	800		1	800		
<b>Subtotal Building Support Services</b>				<b>3,900</b>	<b>4,290</b>	1.10
<b>Total Court and Building Operations</b>		<b>4.00</b>		<b>22,170</b>		
<b>Department Gross Square Feet</b>					<b>26,728</b>	

Footnotes:

1. Satellite telecommunications and electrical closets are included in building gross square foot calculation.

Basement Component	Project Need	Comments
<b>Structures</b>		
Ground Level Footprint	19,181	
Sallyport and Sheriff's Parking	6,270	Bus staging plus 6 secure parking spaces
Sheriff's Transportation Storage	120	
Total Structure	25,571	
<b>Parking</b>		
Secure Staff Parking	40	Judicial officers and key administrative staff
Total Parking Area	16,800	Assume underground parking at 420 SF per space
<b>Total Basement Requirements</b>		
Subtotal Basement Requirements	42,371	
Vehicle Circulation	5,768	25% of parking area and sallyport
<b>Total Basement GSF</b>	<b>48,138</b>	